Key: 3731

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4,066

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PORT FORTUNE LLC 9 ISLAND AVE APT 1208 MIAMI BEACH, FL 33139	16C-33-9A	51 ELIPHAMETS LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PORT FORTUNE LLC	12/01/2022	U	2,400,000	33517-25
OLDE CHATHAM VILLAGE PROP	03/06/2015	QS	1,025,000	28723-288
WINDMILL CHATHAM REALTY L	04/30/2010	QS	815,000	24520-333

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1050	100	THREE FAMILY		1	1 of 1

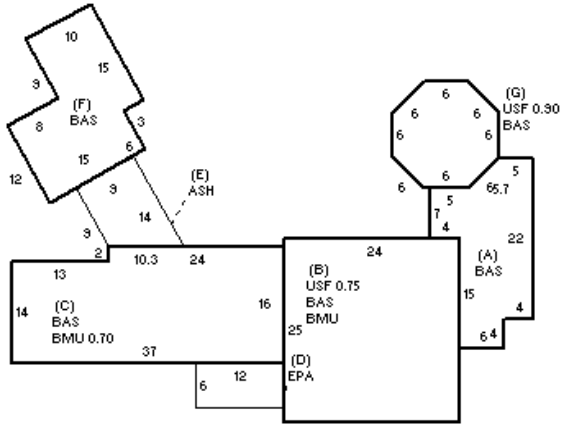
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	02/07/2023	98	SALES QUESTI		02/07/2023		100	100
20-090	02/06/2020	10	Reroof	50,000	03/25/2021	NF	100	100
19-061	02/06/2019	10	Reroof	30,000	01/30/2020	TCK	100	100
18-172	01/18/2018	3	Renovations	28,000	06/21/2018	MR	100	100
16-811	12/06/2016	11	Window Rplc	7,000	02/14/2017	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,113	CH 1.00	90 0.90	100 1.00	1,583,280	3.47	100 1.00	PV1 4.80			1,149,170

TOTAL	9,113 SF	ZONING	R20	FRNT	81
Nbhd	CHATHAM	NOTE	INFL1=BOATYARD		
Infl1	90				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,149,200	957,600
BUILDING	733,000	603,800
DETACHED	4,500	4,200
OTHER	0	0
TOTAL	**1,886,700**	**1,565,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBH	A 1.00	20 0.80	18X10	1998	180	31.00	4,500

PHOTO 03/25/2021

BLDG COMMENTS

1 unit is 1 2bdrm,1fbth, 1 unit is 2bdrm,1bth

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/14/2017	MR
LIST	2/14/2017	EST
REVIEW	9/30/2021	APK

YEAR BLT	1942	SIZE ADJ	1.000
NET AREA	2,495	DETAIL ADJ	1.060
$NLA(RCN)	$350	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	19	1.00
BEDROOMS	7	1.00
FULL BATHS	4	1.00
1/2 BATHS	0	1.00
FIXTURES	12	$12,211
UNITS	3	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	2	WOOD SHIN	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,888	1942	300.27	566,905
+	BMU	N	BSMT UNFINISHED	996		86.94	86,597
+	USF	L	UP-STRY FIN	607	1942	254.79	154,656
D	EPA	N	ENCL PORCH	72		160.43	11,551
E	ASH	N	ATT SHED	104		72.72	7,562
	F11	O	FPL 1S 1OP	1		8,972.40	8,972
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	KIT	O	EXTRA KITCHEN	2		1,955.40	3,911
	MST	O	MASONRY STACK	1		2,481.60	2,482
	ODS	O	OUT DOOR SHWR-A	3		1,772.40	5,317

TOTAL RCN	872,616

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2006 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$733,000